



City of Madison Heights

City Hall Municipal Offices
300 W. Thirteen Mile Road
Madison Heights, MI 48071

Department of Public Services
801 Ajax Drive
Madison Heights, MI 48071

Fire Department
31313 Brush Street
Madison Heights, MI 48071

Police Department
280 W. Thirteen Mile Road
Madison Heights, MI 48071

www.madison-heights.org

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

APPROVED TEMPORARY USE TRANSMITTAL

DATE: May 8th, 2025

TO: Applicant – Val Seferovic (Lowe's)

FROM: Community & Economic Development Department. Contact (248) 583-0831

PROJECT/USE: PTMPU 25-03 | Temporary Seasonal Sales Area at Lowe's

ADDRESS: 434 W. 12 Mile Road | TM# 44-25-11-476-024

APPROVED

DATES OF USE: March 3rd to June 3rd, 2025.

FINDINGS AND CONDITIONS OF APPROVAL:

- Temporary uses, including seasonal sales lots, are subject to the regulations of [Section 8.03.43 of the Zoning Ordinance](#). Per this section, temporary seasonal sales lots be permitted for up to ninety (90) days per calendar year, which may be consecutive.
- This application was received on March 3rd, 2025, and material was viewed on site on March 5th, 2025. Therefore, the 90 day limit shall be applied retroactively to March 5th, 2025.
- This temporary use approval is valid from **March 5th to June 6th, 2025, subject to the following conditions:**
 1. Outdoor storage of mulch, dirt, stone, masonry and other associated seasonal landscape/hardscape materials shall be restricted to the area shown on the sketch plan provided by the applicant as part of this application.
 2. All adjacent drive aisles shall remain clear of materials and supply.
 3. All materials shall be removed from the dedicated outdoor storage area no later than June 7th, 2025.

Area Code (248)

Active Adult Center.....545-3464
Assessing858-0776
City Clerk.....583-0826
City Manager583-0829
Community Development.....583-0831
Department of Public Services.....589-2294

Finance583-0846
Fire Department583-3605
43rd District Court583-1800
Housing Commission.....583-0843
Human Resources583-0828
Library.....588-7763

Mayor & City Council583-0829
Nature Center585-0100
Police Department585-2100
Purchasing837-2602
Recreation589-2294
Water & Treasurer583-0845



4. Ten (10) foot clear vision corners shall be provided where the outdoor storage area abuts adjacent drive aisles, as depicted in the image below. No materials, supplies or equipment or any other product shall be permitted to be stored in these clear vision corners.



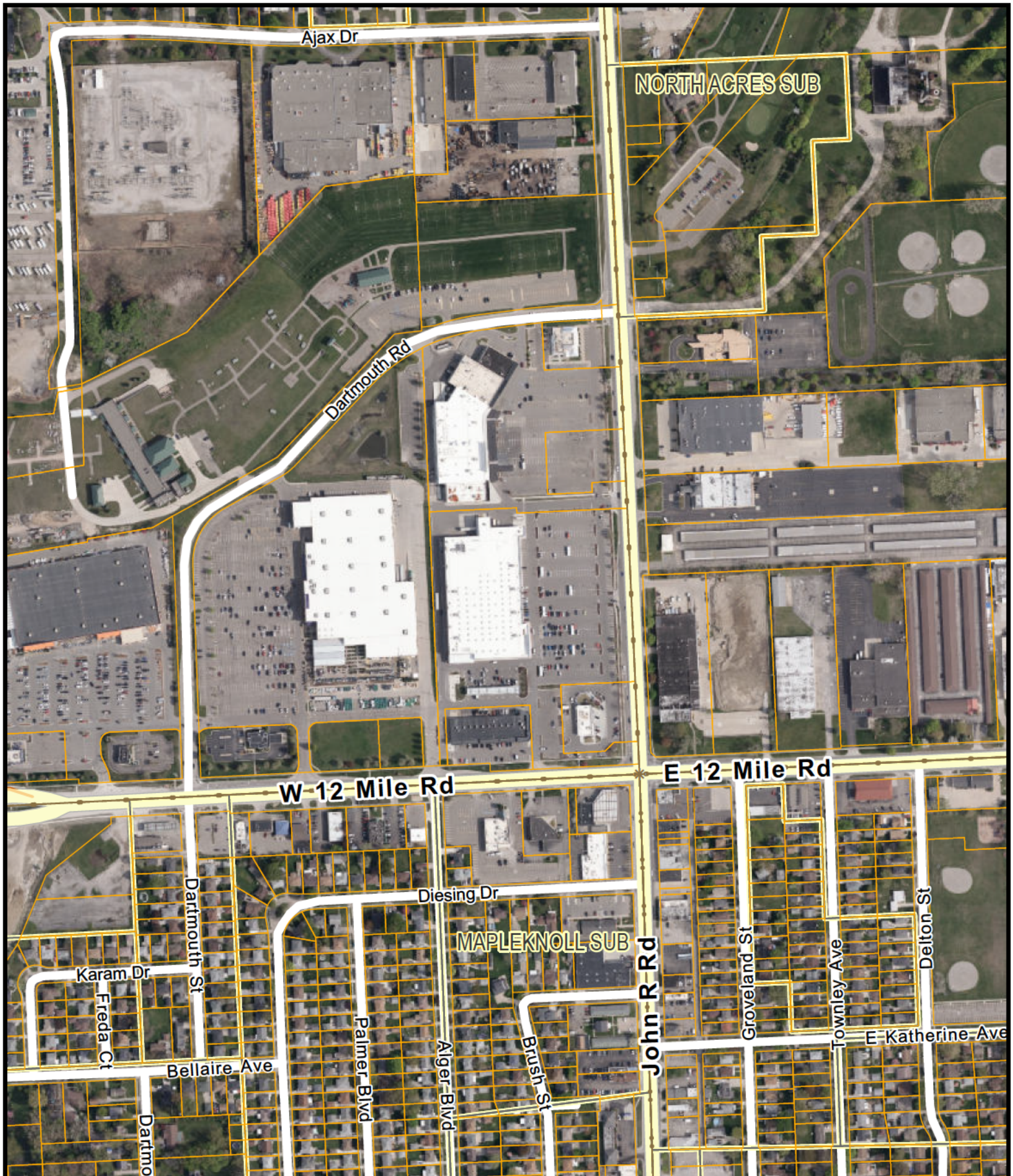
5. This Temporary Use approval shall only be valid for the time period stretching between March 5th, 2025 and June 6th, 2025. Any extension of this time frame or any new requested periods of storage shall require new Temporary Use approval. Alternatively, the applicant may submit a formal site plan application to accommodate permanent outdoor storage area(s) on site.

A handwritten signature in black ink, reading 'M.D. Lonnerstater'.

Matthew D. Lonnerstater, AICP
City Planner

CC: Technical Review Committee (TRC)
Code Enforcement

Lowes 434 W 12 Mile



- 2 Foot Contours
- 5 Foot Contours
- FEMA Base Flood Elevations
- FEMA Cross Sections
- 100 yr - FEMA Floodplain
- 100 yr (detailed) - FEMA Floodplain
- 500 yr - FEMA Floodplain
- FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



David Coulter
Oakland County Executive

Date Created: 3/10/2025



1 inch = 400 feet



CITY OF MADISON HEIGHTS
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
TEMPORARY USE APPLICATION

I. APPLICANT INFORMATION

Applicant Lowes of Madison Heights
Address 434 W. Twelve Mile
City Madison Heights State MI ZIP 48071
Interest in Property (owner, tenant, option, etc.) Tenant / management
Contact Person Vita Biondo of Val Servotie
Telephone Number [REDACTED] Email Address [REDACTED]

II. PROPERTY INFORMATION

Property Address 434 W. Twelve Mile
Tax ID 44-25-11-476-015 ^{ma} Zoning District MU1-2
Owner Name (if different than applicant) _____
Address Madison Heights
City _____ State _____ Zip _____
Telephone Number [REDACTED] Email Address [REDACTED]

III. TEMPORARY USE INFORMATION

Type of Temporary Use ☒ Temporary Outdoor Display/Sales ☐ Special Event
☐ Seasonal Sales Lot ☐ Other _____

Explanation of Proposed Temporary Use

Storing mulch, dirt etc on side of building

Dates of Operation March 2025 - 10-31-2025
Hours of Operation 6-10pm
_{am}

TEMPORARY USE APPLICATION

Additional Submittal Requirements:

- ☐ A detailed description of the temporary use, including anticipated dates and hours of operation, employees, anticipated visitor numbers, etc.
- ☐ Letter of authorization from all property owners authorizing agent to act as applicant, where applicable.
- ☐ A sketch plan (to scale) containing all required information contained in Section 15.08 of Zoning Ordinance.

IV. APPLICANT CERTIFICATION

I (we) the undersigned do hereby apply to the City of Madison Heights for review and approval of the above-described Temporary Use application. Applicant(s) and the property owner(s) do hereby consent to city staff to assess the property for purposes of evaluating the site for requested action(s).

Printed Name Vita Biorelo Signature [Signature] Date 3-3-25

V. PROPERTY OWNER CERTIFICATION

IF YOU ARE NOT THE PROPERTY OWNER, YOU MUST HAVE THE PROPERTY OWNER PROVIDE A NOTARIZED SIGNATURE, BELOW, OR PROVIDE A NOTARIZED LETTER OF AUTHORIZATION OR NOTARIZED POWER OF ATTORNEY AUTHORIZING YOU TO ACT ON THEIR BEHALF

Printed Name _____ Signature _____ Date _____

Notary for Property Owner:

Subscribed and sworn before me, this ___ day of _____, 20__.

A Notary Public in and for _____ County, Michigan.

Notary Name (Print): _____

Notary Signature: _____

My Commission Expires: _____

Notary Stamp

STAFF USE ONLY

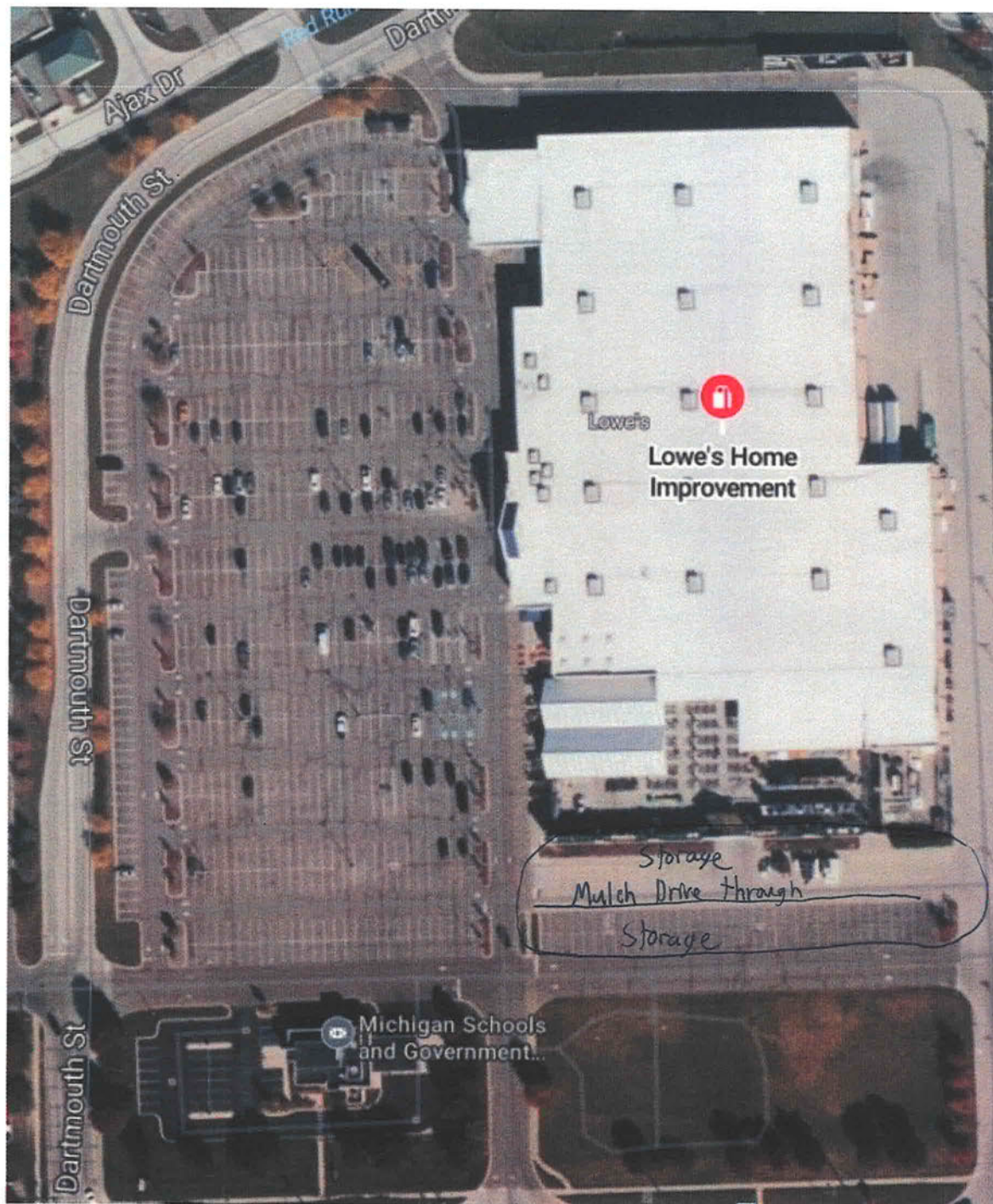
[DO NOT ACCEPT INCOMPLETE APPLICATIONS]

FILING FEE \$ _____

TEMPORARY USE PERMIT # _____

DATE APPLICATION RECEIVED: _____

RECEIVED BY: _____



Mulch Storage